

Winchester Board of Appeals

Minutes of the July 20, 2023, 6 p.m., meeting

Board members present were Feigenbaum, Simboli, Marino, Andersen, Stevens, and Ghazarian. Andersen recused himself.

Feigenbaum opened the hearing for 3977 for 326 Highland Avenue. The hearing was on remand from the Land Court of the appeal taken by the applicant (Andersen) from the Board denial of site plan approval.

The applicant's landscape architect presented the current version of the plans for the property. The Board had a brief discussion with the landscape architect and applicant about the proposed landscaping, the depth of ledge at different locations on the property, and the possibility of relocating the pool to the side or rear of the property. The landscape architect presented several examples of other properties in Winchester on which pools were located in front yards.

The neighbors across the street explained why they opposed the position of the pool in the front yard and requested the inclusion of a fence in front of the pool as a screen.

The Board then voted 2 (Simboli, Marino) to 1 (Feigenbaum) to approve the site plan as presented subject to the conditions that any requirements of the engineering department be met and that the construction and landscaping be as set forth in the submitted application and plans. If the applicant determines that any changes are required in the site plan he will return to the Board for further review.

David Feigenbaum